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Analysis of the

DECATUR, ILLINOIS HOUSING MARKET

as of January 1, 1972

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411

October 1972

Housing Market Analysis
Decatur, Illinois, as of January 1, 1972

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

HOUSING MARKET ANALYSIS - DECATUR, ILLINOIS
AS OF JANUARY 1, 1972

The Decatur, Illinois, Housing Market Area (HMA) is coterminous with the Decatur Standard Metropolitan Statistical Area, which is defined as Macon County. Decatur is located in central Illinois, approximately 40 miles east of the state capital, Springfield. The population of the HMA was about 126,600 persons on January 1, 1972.

The level of nonagricultural wage and salary employment increased steadily between 1964 and 1970, resulting in minimal levels of out-migration, a rapid rate of household formation, and a rate of unemployment at levels below four percent annually. During 1971, however, lay-offs in several major industries depressed the level of total employment and unemployment increased from 3.8 percent in 1970 to 4.9 percent in 1971. Despite worsening economic conditions in the local economy during 1971, the level of nonsubsidized residential construction increased, stimulated by a decline in the cost of mortgage financing. During the near-term future, a gradual improvement over the current adverse economic situation is anticipated. However, the level of demand for new nonsubsidized units is not expected to change significantly, because the large number of units already under construction in January 1972 will satisfy part of the demand.

Anticipated Housing Demand

It is judged that 400 new, nonsubsidized housing units could be built and absorbed annually in the Decatur HMA during the January 1, 1972 to January 1, 1974 forecast period. The most desirable demand-supply balance would be achieved with the annual construction of 275 single-family units and 125 multifamily units. These demand estimates should be considered additive to the units under construction in January 1972. An additional 75 units of demand annually will probably be satisfied by mobile homes. Table I provides distributions of the estimated annual demand for new, nonsubsidized single-family units by price classes and for nonsubsidized multifamily units by size and monthly gross rent ranges. Almost 40 percent of the estimated demand for nonsubsidized single-family houses falls in the \$27,500 to \$35,000 range.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by HUD: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Decatur HMA, the total occupancy potential is estimated to be 440 units annually.

The annual occupancy potentials for subsidized housing discussed below are based on 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect in January 1972 and on available market experience. The successful attainment of the calculated potentials may well depend on construction in suitable locations and distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Decatur HMA, it is estimated (based on regular

income limits) that, for the period January 1, 1972-January 1, 1974, there is an occupancy potential for an annual total of 125 subsidized family units utilizing either Section 235 or Section 236; or a combination of the two programs. In addition, there is an annual potential for about 30 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase this potential to an annual total of 175 units for families and 60 units for the elderly. More than half of the elderly couples and individuals also are eligible for public housing. About 40 percent of the families eligible under the Section 235 program are five- or more-person households.

The Section 235 program for single-family sales housing has been used successfully in the Decatur HMA. The number of homes built and insured under the provisions of this program totaled about 20 units in 1969, 70 units in 1970, and 75 units in 1971. In January 1972, there were about 25 single-family units under construction which were expected to utilize Section 235 funding upon completion. Most of the homes insured under the Section 235 program during 1969-1971 were built in small subdivisions north of downtown Decatur. Under the Section 236 program for rental housing, no units had been completed prior to January 1972. One project built under Section 221(d)(3) BMIR has had unsatisfactory occupancy since completion in 1969. This resulted from problems with location, design, and management policies, and should not be considered as an indicator of current market strength for rental units for low- to moderate-income families, although this experience demonstrates the importance of project design, location, and management for any rental projects in this area.

In January 1972, two projects of Section 236 rental housing each containing 120 units were in early stages of processing. It is thought that many low- to moderate-income households in the HMA are currently living in rental units which, on the basis of rents charged and current income data, require a disproportionately large part of family income for the cost of housing. Consequently, demand is strong for moderately priced rental units having appropriate location and design. However, during the forecast period, the construction of both Section 236 rental projects mentioned above, in conjunction with continued construction of single-family units under Section 235 at the level of about 75 units annually, probably exceeds the estimated occupancy potential for sales and rental units under the provisions of these two programs. Absorption of new Section 235-236 housing must be carefully observed, and the occupancy potential adjusted on the basis of actual experience.

Rental Units under the Public Housing and Rent Supplement Programs. These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. The annual occupancy potential for public housing in the Decatur HMA during the forecast period is estimated at 165 units for families

and 140 units for elderly households and individuals. Under the rent supplement program, the annual potential for families would be 100 units; the potential for elderly households and individuals would be unchanged. Approximately 15 percent of the elderly would also be eligible for housing under the provisions of Section 236.

The Decatur Housing Authority manages one project for families containing 434 units. In December 1971, five units were vacant. During late 1971 a project of 120 low rent units for the elderly was completed. Initial occupancy experience of these units was satisfactory, and it indicated a high proportion of single persons seeking low-rent accommodations. During the forecast period, construction is expected for an additional 54 units for the elderly and 165 units for families on scattered site locations. Completion of these units will satisfy approximately 20 percent of the potential for units for the elderly, about half the potential for families during the forecast period. Absorption of these units should be considered in planning additional low-rent project approvals.

Sales Market

The market for new, nonsubsidized sales units in the Decatur HMA is strong. During 1971, the number of single-family houses built increased significantly. According to unsold inventory surveys conducted by the Federal Housing Administration during January 1971 and 1972, covering houses completed in 1970 and 1971, respectively, the largest increases occurred in the \$17,500 to \$20,000 price range, which includes homes insured under the Section 235 program, and also in the range between \$30,000 to \$35,000. Increased levels of construction of moderately priced single-family homes have been concentrated to the north and northwest of Decatur. During 1971, levels of construction also increased significantly in the towns of Mt. Zion and Warrensburg; most of these homes were priced in the \$25,000 to \$35,000 price range.

The market for mobile homes in the HMA is strong. Many families have chosen mobile homes as an alternative to relatively high priced sales and rental housing. During 1971, approximately 225 new spaces were developed for mobile homes. Existing parks in the HMA probably have sufficient space to respond to most of the increased demand for mobile home spaces during the forecast period.

Rental Market

The market for new rental units in the Decatur HMA is firm. During 1971, increased levels of construction of multifamily units have augmented the available supply of rental units, resulting in a slight increase in the rental vacancy rate. The nonsubsidized rental housing currently under construction and proposed for construction will probably result in a continuation of this trend during the forecast period. Since many of the units vacated during 1971 were relatively less desirable in structural condition, the upward trend in rental vacancy indicates some improvement in the quality of housing within an acceptable supply-demand relationship for rental units in the HMA.

Demand for new rental units is concentrated in studio and one-bedroom apartments; demand for two- and three-bedroom units is limited by a strong preference for owner-occupancy in single-family units, and also by a moderate supply of adequate single-family units available for rent. Location is a significant factor for families seeking new rental housing; locations outside the central city of Decatur have clearly been preferred. Demand for new, nonsubsidized units is concentrated in the monthly rent ranges of \$140 for studios and \$160 for one-bedroom apartments, including the cost of electric utilities.

Economic, Demographic, and Housing Factors

The anticipated demand for new, nonsubsidized housing during the January 1972 to January 1974 forecast period is based on the trends in employment, income, population, and housing factors summarized below.

Employment.^{1/} Preliminary data for 1971 indicate that nonagricultural wage and salary employment averaged 51,850 workers in 1971, a decrease of about 525 from the average of the previous year. A loss of 700 jobs in manufacturing was not balanced by the 175 increase in jobs in nonmanufacturing. The average of 2,975 unemployed workers (4.9 percent of the work force) reported during 1971 was the highest rate of unemployment in the Decatur LMA since 1962, the earliest year for which comparable data are available. During the 1962 to 1970 period, nonagricultural wage and salary employment had increased steadily by an average of 1,675 jobs (4.3 percent) annually.

Between 1962 and 1970, manufacturing employment increased by an average of 835 jobs (6.3 percent) annually, providing the major impetus for employment growth in the HMA. Manufacturing employment increases during that time were concentrated in durable goods industries. During 1971, however, the average of durable goods employment declined by about 975 jobs, primarily the result of increased competition from imported goods and a national economic recession. The employment decline during 1971 included major layoffs by three of the largest plants in the HMA. The level of nondurable goods production has fluctuated slightly during 1968 to 1971; the increase of about 275 jobs in nondurable goods production during 1971 was primarily the result of a recall of workers laid off during 1970.

Between 1963 and 1970, nonmanufacturing employment increased steadily by an average of 960 jobs (3.7 percent) annually. During 1971, however, nonmanufacturing employment increased by only 175 jobs over the average reported during 1970. During 1971, employment in contract construction declined by about 300 jobs; smaller employment losses occurred in wholesale trade, finance, insurance and real estate, and nonprofessional services. Significant employment increases of 325 jobs, each, occurred

^{1/} Employment data refer to the Decatur Labor Market Area (LMA), which includes Macon, Dewitt, Piatts, and Moultrie Counties. The Decatur HMA accounted for about 75 percent of the labor force in the Decatur LMA during 1971.

during 1971 in retail trade, as a result of a new shopping center, and in state and local government. Moderate employment increases in these two sectors and in that of professional services are anticipated during the January 1972 to January 1974 period, with total nonmanufacturing employment expected to increase by about 300 jobs, annually. The over-all level of employment in manufacturing is not expected to change during the 1972 to 1974 period.

Income. In January 1972, the median annual incomes in the Decatur HMA, after deduction of federal income tax, were approximately \$10,075 for all families and \$8,050 for renter households of two- or more-persons. About seven percent of all families and 11 percent of all renter households had annual after-tax incomes of less than \$3,000. Approximately 20 percent of families and 10 percent of renter households had incomes of more than \$15,000, after deduction of federal income tax. Detailed distributions of all families and renter households by annual after-tax income are presented in table IV.

Population and Households. The April 1, 1970 Census enumerated 125,010 persons in the Decatur HMA, an increase of about 675 persons (0.6 percent) annually since the 1960 Census. Between 1960 and 1970, out-migration from the HMA averaged 540 (4.6 percent) annually. In April 1970 the population of Decatur was 90,397 persons; 15,113 of these persons lived in areas which had been annexed to the city since April 1, 1960. In January 1972, the population of the HMA was 126,600 persons, an increase of about 900 persons (0.7 percent) annually since the 1970 Census count. The population of Decatur, excluding annexed areas, declined by 2,720 persons between the 1960 and 1970 Censuses. During the January 1, 1972 to January 1, 1974 forecast period, a moderate rate of employment growth and relatively unchanged levels of out-migration are anticipated. The population of the HMA is expected to increase by 650 persons (0.5 percent) annually to a January 1, 1974 total of 127,900 persons.

On January 1, 1972, there were about 41,700 households in the Decatur HMA, an increase of about 500 households (1.2 percent) annually since the April 1970 Census. The 1970 Census enumerated 40,808 households in the HMA, including 30,691 households in Decatur. Between the 1960 and 1970 Censuses the number of households in the HMA had increased by about 370 households (0.9 percent) annually. The trends in employment and population mentioned above and a continued decline in the average number of persons per household are expected to result in an annual increase of about 350 households (0.8 percent) during the forecast period to a January 1, 1974 total of 42,400 households in the Decatur HMA.

Housing Factors. The 1970 Census enumerated 42,683 housing units in the Decatur HMA, an increase of about 3,200 units since the 1960 Census. The decennial change was the result of about 5,100 units of new construction, the addition of about 660 mobile homes, and the net

loss of about 2,560 units through demolition and other causes. In January 1972, the inventory in the HMA totaled about 43,600 housing units, an increase of about 925 units since the 1970 Census. The net increase resulted from the construction of about 1,100 new units, the addition of about 300 mobile homes, and the loss of about 475 units through demolition and other causes. In January 1972, there were about 150 single-family and 300 multifamily units under construction in the HMA.

Building permits authorized in the Decatur HMA indicate that total nonsubsidized residential construction fluctuated at levels of about 600 to 700 units a year between 1965 and 1968. Subsequently, tightening money market conditions caused levels of construction to drop to 426 units in 1969 and 395 units in 1970. During 1971, however, the number of units permitted more than doubled to 888 units; significant increases occurred in both single-family and multifamily construction. In Decatur, 202 permits were issued for new nonsubsidized single-family units during 1971; an additional 100 units were constructed and insured under the provisions of the Section 235 program. The towns of Mt. Zion, Oreanna, and Warrensburg recorded most of the new single-family construction in the remainder of the HMA. Mt. Zion, in particular, has become an area of relatively rapid single-family development.

Building permits issued for new nonsubsidized multifamily units indicate a sharp increase in construction activity during 1971. The 486 multifamily units permitted in Decatur during 1971 exceeded the total number of multifamily units permitted during the previous three years; in January 1972, 275 of these units were under construction. Construction of multifamily units was also occurring in the remainder of the HMA; in January 1972, 25 units were under construction in Mt. Zion.

Vacancy. At the time of the 1970 Census, there were 1,875 vacant housing units in the Decatur HMA, a decline from the 2,368 vacant units enumerated in April 1960. Since the 1970 Census, however, rapidly increased levels of construction have caused a slight upturn in the number of vacancies in the HMA, primarily in rental units. In January 1972, there were 1,900 vacant housing units, including 1,220 units available for sale or rent. On January 1, 1972, there were about 400 vacant units available for sale in the HMA; the 1.3 percent homeowner vacancy rate in January 1972 was unchanged from the rate reported in the April 1970 Census. Vacant units available for rent have increased from 746 (6.0 percent) in April 1970 to 820 (6.5 percent) in January 1972. The number of vacant units available for rent will probably continue its upward trend during 1972 as the units currently under construction are completed and enter the market.

Table I

Estimated Annual Demand for New, Nonsubsidized Housing
Decatur, Illinois, Housing Market Area
January 1, 1972 to January 1, 1974

A. Single-family Homes

<u>Sales price</u>		<u>Number of units</u>	<u>Percent of total</u>
Under	\$20,000	25	10
\$20,000 -	22,499	45	16
22,500 -	24,999	25	10
25,000 -	27,499	40	14
27,500 -	29,999	50	18
30,000 -	34,999	55	20
35,000 and over		35	12
Total		275	100

B. Multifamily units

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$140	25	-	-	-
\$140 - 159	-	15	-	-
160 - 179	-	35	-	-
180 - 199	-	-	15	-
200 - 219	-	-	10	15
220 - 239	-	-	-	10
240 and over	-	-	-	-
Total	25	50	25	25

a/ Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Decatur, Illinois, Housing Market Area
January 1, 1972 to January 1, 1974

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<u>A. Families</u>				
1 bedroom	20	0	25	45
2 bedrooms	50	0	70	120
3 bedrooms	35	0	45	80
4+ bedrooms	<u>20</u>	<u>0</u>	<u>25</u>	<u>45</u>
Total	<u>125</u>	<u>0</u>	<u>165</u>	<u>290</u>
 <u>B. Elderly</u>				
Efficiency	5	10	90	105
1 bedroom	<u>5</u>	<u>10</u>	<u>30</u>	<u>45</u>
Total	<u>10</u>	<u>20</u>	<u>120</u>	<u>150</u>

a/ Estimates are based on regular income limits.

b/ Approximately

Source: Estimated by Housing Market Analyst.

Table III

Labor Force Components
Decatur, Illinois, Housing Market Area
1962-1971

	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971^{a/}</u>
Civilian work force	48,800	48,450	50,350	52,025	55,300	56,475	56,775	59,200	60,075	58,325
Unemployment	3,000	2,300	1,975	1,775	1,875	2,175	2,025	1,950	2,225	2,850
Percent	6.1	4.7	3.9	3.4	3.4	3.8	3.6	3.3	3.7	4.9
Employment (nonag.)	45,700	46,150	48,175	49,850	53,125	53,750	54,400	56,950	57,400	55,450
Wage and salary	39,025	39,650	41,650	43,475	46,850	47,625	48,575	51,125	51,550	49,675
Manufacturing, total	13,125	13,825	15,425	16,400	18,250	18,550	19,050	19,775	19,750	19,000
Durable	8,350	8,825	10,100	10,750	11,900	12,000	12,125	12,575	12,950	11,900
Primary metals	775	1,000	1,400	1,550	1,775	1,700	1,700	1,825	1,675	1,575
Fabricated metals	1,975	2,025	2,175	2,225	2,325	2,300	2,275	2,200	2,100	1,925
Machinery	4,650	4,900	5,550	5,926	6,850	7,025	7,175	7,600	8,250	7,600
Electrical	4,000	4,150	4,875	4,875	3,375	5,500	5,675	6,150	6,650	6,250
Nonelec.	650	750	1,075	1,075	1,475	1,525	1,500	1,450	1,600	1,350
Other durables	950	900	975	1,050	950	975	975	950	925	800
Nondurable	4,775	5,000	5,325	5,650	6,350	6,550	6,925	7,200	6,800	7,100
Nonmanufacturing, total	25,900	25,825	26,225	27,075	28,600	29,075	29,525	31,350	31,800	30,675
Mining	25	25	25	25	50	25	25	50	50	75
Construction	2,525	2,450	2,600	2,900	2,775	2,775	2,725	2,600	2,675	2,250
Trans., comm., utils.	3,850	3,900	3,850	3,925	4,000	4,150	4,150	4,300	4,225	4,225
Trade	8,225	7,875	7,875	8,125	9,150	9,275	9,200	9,925	9,825	9,875
Fin., ins., & realty	1,550	1,575	1,675	1,725	1,800	1,925	1,975	2,025	1,950	1,900
Services	6,100	6,375	6,600	6,775	6,850	6,875	7,175	7,700	7,775	7,475
Government	3,625	3,625	3,600	3,600	3,975	4,050	4,275	4,750	5,300	4,875
All other nonag. emp. ^{b/}	4,650	4,525	4,700	4,725	4,657	4,525	4,425	4,450	4,500	4,350
Agricultural employment	2,025	1,975	1,825	1,650	1,600	1,600	1,400	1,375	1,350	1,425
Labor-management disputants	100	-	200	400	300	550	350	300	450	25

^{a/} Preliminary.

^{b/} Includes nonagricultural self-employed and unpaid family workers, and domestics in private households.

Source: Illinois Bureau of Employment Security.

Table IV

Estimated Percentage Distribution of All Families and Renter Households
By Annual Income After Deduction of Federal Income Tax
Decatur, Illinois, Housing Market Area
1959 and 1972

Income	All families		Renter households ^{a/}	
	1959	1972	1959	1972
Under \$ 3,000	18	7	28	11
\$ 3,000 - 3,999	11	2	19	6
4,000 - 4,999	16	3	18	7
5,000 - 5,999	16	5	14	7
6,000 - 6,999	12	6	7	9
7,000 - 7,999	9	8	5	9
8,000 - 8,999	5	9	3	9
9,000 - 9,999	3	9	2	10
10,000 - 12,499	6	17	3	14
12,500 - 14,999	3	14	1	8
15,000 and over	1	20	-	10
Total	100	100	100	100
Median	\$5,275	\$10,075	\$4,225	\$8,050

^{a/} Renter households of two or more persons.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Decatur, Illinois, Housing Market Area
April 1, 1960 to January 1, 1974

<u>Component</u>	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1970</u>	<u>January 1,</u> <u>1972</u>	<u>January 1,</u> <u>1974</u>	<u>Average annual change^{a/}</u>		
					<u>1960-1970^{b/}</u>	<u>1970-1972</u>	<u>1972-1974</u>
<u>Population</u>							
HMA total	<u>118,257</u>	<u>125,010</u>	<u>126,600</u>	<u>127,900</u>	<u>675</u>	<u>900</u>	<u>650</u>
Decatur	<u>78,004</u>	<u>90,397</u>	<u>92,000</u>	<u>93,000</u>	<u>1,250</u>	<u>915</u>	<u>500</u>
Remainder	<u>40,253</u>	<u>34,613</u>	<u>34,600</u>	<u>34,900</u>	<u>-565</u>	<u>-10</u>	<u>150</u>
<u>Households</u>							
HMA total	<u>37,110</u>	<u>40,808</u>	<u>41,700</u>	<u>42,400</u>	<u>370</u>	<u>500</u>	<u>350</u>
Decatur	<u>27,119</u>	<u>30,691</u>	<u>31,450</u>	<u>32,050</u>	<u>355</u>	<u>435</u>	<u>300</u>
Remainder	<u>9,991</u>	<u>10,117</u>	<u>10,250</u>	<u>10,350</u>	<u>15</u>	<u>75</u>	<u>50</u>

a/ Rounded.

b/ Subtotals reflect annexations to Decatur during the 1960 to 1970 period.

Sources: 1960 and 1970 Censuses of Population and Housing; 1972 and 1974 estimates by Housing Market Analyst.

Table VI

Housing Units Authorized by Building Permits
Decatur, Illinois, Housing Market Area
1965 to 1971

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
HMA total	<u>596</u>	<u>677</u>	<u>581</u>	<u>711</u>	<u>426</u>	<u>395</u>	<u>888</u>
Decatur	<u>391</u>	<u>527</u>	<u>444</u>	<u>537</u>	<u>266</u>	<u>269</u>	<u>688</u>
Single-family ^{a/}	<u>328</u>	<u>219</u>	<u>253</u>	<u>258</u>	<u>188</u>	<u>162</u>	<u>202</u>
Multifamily ^{b/}	<u>63</u>	<u>308</u>	<u>191</u>	<u>279</u>	<u>78</u>	<u>107</u>	<u>486</u>
Remainder	<u>205</u>	<u>150</u>	<u>137</u>	<u>174</u>	<u>160</u>	<u>126</u>	<u>200^{c/}</u>
Single-family	<u>205</u>	<u>150</u>	<u>137</u>	<u>174</u>	<u>160</u>	<u>126</u>	<u>175</u>
Multifamily	-	-	-	-	-	-	<u>25</u>

^{a/} Excludes new single-family units insured under the Section 235 program; 20 units during 1969, 70 units during 1970, and 100 units during 1971.

^{b/} Excludes 108 units of Section 221(d)(3) BMIR permitted during 1967 and 120 units of low-rent public housing permitted during 1970.

^{c/} Preliminary.

Sources: U.S. Bureau of the Census, C-40 Construction Reports; City of Decatur, Department of Community Development; Macon County Regional Planning Commission.

Table VII

Components of the Housing Inventory
Decatur, Illinois, Housing Market Area
1960 to 1972

	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1970</u>	<u>January 1,</u> <u>1972</u>
Total housing inventory	<u>39,478</u>	<u>42,683</u>	<u>43,600</u>
Total occupied	<u>37,110</u>	<u>40,808</u>	<u>41,700</u>
Owner-occupied	<u>26,621</u>	<u>29,205</u>	<u>29,850</u>
Pct. of all occupied	71.7	71.6	71.6
Renter-occupied	<u>10,489</u>	<u>11,603</u>	<u>11,850</u>
Pct. of all occupied	28.3	28.4	28.4
Total vacant	<u>2,368</u>	<u>1,875</u>	<u>1,900</u>
Available vacant	<u>1,408</u>	<u>1,143</u>	<u>1,220</u>
For sale	<u>492</u>	<u>397</u>	<u>400</u>
Homeowner vacancy rate	1.8%	1.3%	1.3%
For rent	<u>916</u>	<u>746</u>	<u>820</u>
Renter vacancy rate	8.0%	6.0%	6.5%
Other vacant ^{a/}	960	732	680

^{a/} Includes seasonal units, dilapidated units, units rented or sold awaiting occupancy; and units held off the market for absentee owners or for other reasons.

Source: 1960 and 1970 Censuses of Housing; 1972 estimated by Housing Market Analyst.